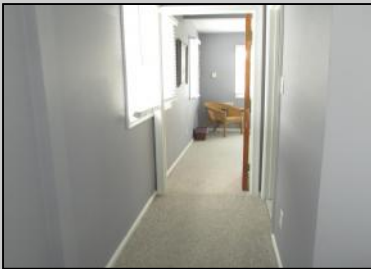




**202 Ocean
Cape May Point, NJ 08212**

Asking \$680,000.00



COMMENTS

Fantastic location in Cape May Point. Summer rental property with 12 weeks rented this year. Average weekly at \$1575 in season and \$1475 in the shoulder weeks. This unique top floor unit is like no other in the building. Wonderful, private outside porch. The unit is completely furnished and equipped and ready to go for the season. The building was completely renovated in 1987 from studs out. Separate electric, cable and hot water for each unit. Condo fee includes all outside maintenance, lighting, trash and recycles, Insurances and the landscaping. The water is split among 9 owners by the association. Great individual storage units and shared coin operated laundry. Double outside showers offered for everyone's use. Association provides 5 bicycles for everyone's use. Great time to purchase with the upcoming rentals in place for 2024.

PROPERTY DETAILS

Unit Features	Parking/Garage	Other Rooms	Appliances Included
Wall To Wall Carpet	Assigned Parking	Living Room	Range
	Stone Driveway	Kitchen	Oven
		Eat In Kitchen	Microwave Oven
		Storage Space	Refrigerator
			Dishwasher
Also Included	Heating	Cooling	Hot Water
Blinds	Multi-Zoned	Split	Electric
Furniture	Split		
Water	Ask for Donna M. Drohan		
City	Berger Realty Inc		
	1330 Bay Avenue, Ocean City		
	Call: 609-391-1330		
	Email to: dmd@bergerrealty.com		

